

10/05/09 3:43:18
OK W BK 618 PG 303
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY:

Eric L. Sappenfield, PLLC, Attorney at Law, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

PROPERTY AND RETURN TO
REALTY TITLE
2386 East Parkway
Hemphill, MS 38632
(662) 428-2680 FAX (662) 428-5111

Conrad Kreunen

8800 Hunters Run Drive
Olive Branch, Mississippi 38654
Work Phone #: 901-603-7049
Home Phone #: n/a
GRANTOR

TO

WARRANTY
DEED

Roger England and wife, Christa England
8505 Deer Creek Circle
Olive Branch, MS 38654
Work Phone #: 901-270-7289
Home Phone #: 901-219-4622
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Conrad Kreunen, does hereby sell, convey, and warrant unto Roger England and wife, Christa England, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 7, Phase I, Alexander's Ridge Subdivision, in Section 27, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 70, Page 15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The above described property is not a part of the Grantor's homestead property.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2009 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 2nd day of October, 2009

Conrad Kreunen
Conrad Kreunen

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of October, 2009, within my jurisdiction, the within named Conrad Kreunen, who acknowledged that he executed the above and foregoing instrument.

Sarah Bryant
Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2011

FILE NUMBER: 12897

